

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2017**

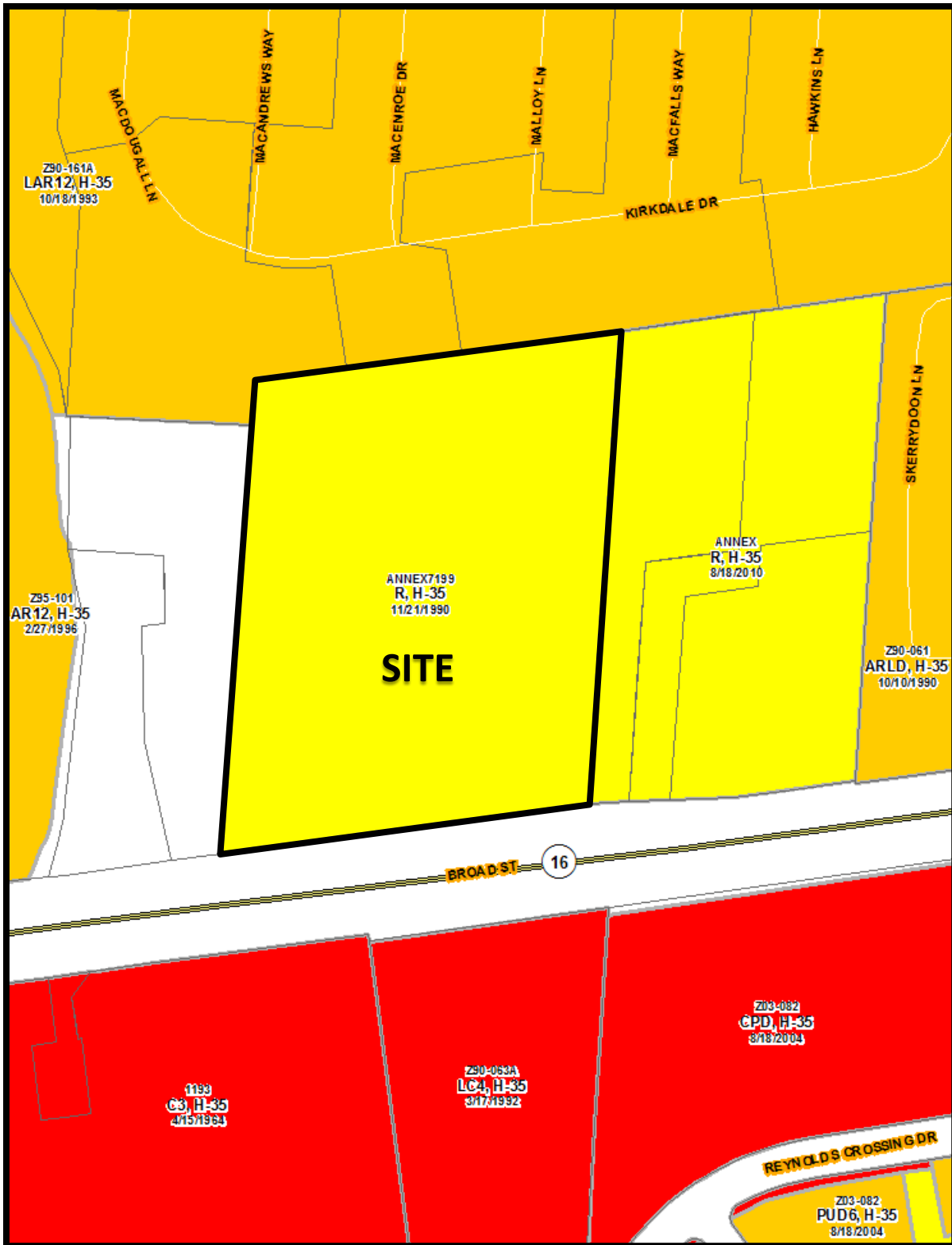
- 8. APPLICATION: Z17-018**
Location: **7230 EAST BROAD STREET (43213)**, being 10.01± acres located on the north side of East Broad Street, 750± feet east of Reynoldsburg-New Albany Road (010-218968; Far East Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail development.
Applicant(s): Berengaria Development; c/o Justin Muller; 449 Easton Way, 2nd Floor; Columbus, OH 43219.
Property Owner(s): Mario Giacomo and Loreta D'Eramo; 7230 East Broad Street; Columbus, OH 43213.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 10.01± acre site is primarily undeveloped with a few residential structures in the R, Rural District. The proposed CPD, Commercial Planned Development District will allow a retail development.
- To the north of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the south across East Broad Street is a shopping center in the C-3, Commercial District and L-C-4, Limited Commercial District. To the east are single-unit dwellings in the R, Rural District. To the west is an office and dog boarding facility in Jefferson Township.
- The site is located within the boundaries of the *Broad/Blacklick Area Plan* (2011), which recommends “mixed use” land uses for this location, and suggests site design in accordance with the Community Commercial Overlay (CCO requirements).
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for disapproval.
- The CPD text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building setbacks, site access and circulation, road and sidewalk improvements, buffering and landscaping, building design standards, and a commitment to a site plan. Variances for maneuvering, aisle width, landscaping and screening, parking space size, and minimum number of parking spaces required are included in this request.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

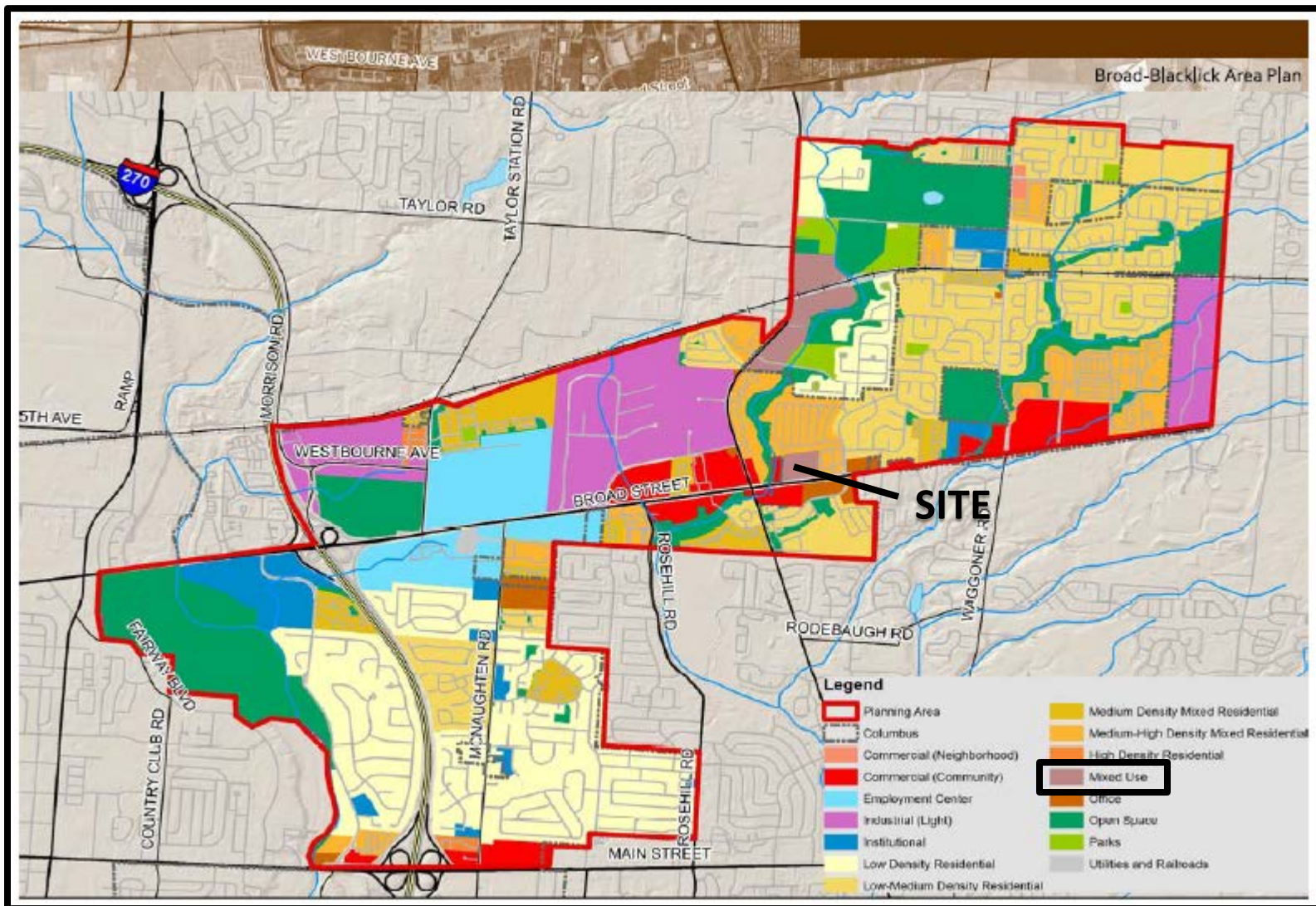
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District will allow a retail development that is compatible with the development standards of adjacent commercial developments. The *Broad/Blacklick Area Plan* recommends "mixed use" land uses for this location and encourages a more pedestrian-friendly experience by designing sites in accordance with CCO requirements. Staff is supportive of the proposed development which reflects a number of CCO design standards, and notes the potential opportunities for pedestrian connections to the north and west.



Z17-018
 7230 East Broad Street
 Approximately 10.01 acres
 R to CPD
 8 - 3

Broad/Blacklick Area Plan (2011)



Z17-018
7230 East Broad Street
Approximately 10.01 acres
R to CPD



Z17-018
7230 East Broad Street
Approximately 10.01 acres
R to CPD
8 - 5

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 7230 East Broad Street
OWNER: Giacomo, Mario & Loreto D' Eramo
APPLICANT: Justin Muller, Kimley-Horn and Associates, Inc
DATE OF TEXT: 10/23/17
APPLICATION: Z17-018

Introduction

The subject property ("Site") is approximately 8.81 acres (approximately 10.00 acres to centerline) located on the north side of East Broad Street, just to the east of Reynoldsburg – New Albany Road and Blacklick Creek. The Site consists of one (1) tax parcel (PID: 102-18968), was Annex7199, and is currently zoned R – Residential. The 8.81 acres will be split into approximately three (3) parcels. Parcel 1 is approximately 3.57 acres located at the southwest corner. Parcel 2 is the rear of site and is approximately 4.34 acres. Parcel 3 is located in the southeast corner and is approximately 0.90 acres. The site plan titled "7230 East Broad Street - Development Site Plan", hereafter referred to as "Site Plan", dated 10-20-17, is submitted as the site development plan for the site.

1. PERMITTED USES: All uses permitted in Columbus City Code Chapter 3356, C-4, Commercial District except Automobile and Light Truck Dealers; Automobile Driving Training Facility; Automotive sales, including new or used car sales lot; Bars, Cabarets and Nightclubs, Blood and Organ Banks; Community Food Pantry; Missions/Temporary Shelters; Motorcycle, Boat and Other Motor Vehicle Dealers; Outdoor Power Equipment Stores; Parking Lots, other than accessory parking, and Parking Garages; Pawn Brokers; Recreational Vehicle Dealers; Truck, Utility Trailer and RV (Recreational Vehicle) Sales, rental and leasing; Vending Machine Operators; Drive-In Motion Picture Theaters; Animal Shelter; Amusement Arcade; Halfway House; Veterinarian with outside runs; Billboards and Off-premise Graphics, other than as permitted by the Graphics Commission.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3356, C-4, Commercial District, Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards, except as specifically set forth herein.

A. Density, Height, Lot and/or Setback Commitments.

1. The East Broad Street building setback shall be a minimum of twenty (20) feet.
2. Landscape/Parking setbacks shall be located generally as depicted on the Site Plan
3. Storm detention shall be located generally as depicted on the Site Plan.
4. Building locations shall be located generally as depicted on the Site Plan. Building locations are not specifically binding and are subject to change within the allowable confines of the CPD text.
5. There shall be no required building or parking setback from the easterly property line (for future development) and any future internal property line created by subdividing the property. "Internal" property line means any property line other than the property line(s) that establish the present external perimeter boundary of the area being rezoned.

B. Access, Loading, Parking and/or other Traffic Related Commitments.

1. One (1) full access curb cut shall be permitted on-site on the East Broad Street frontage to service the Site.
2. For the eastern outlot (Parcel 3), no parking shall be located between the front of the building and East Broad Street.

3. East Broad Street is designated as a 4-2D arterial on the Columbus Thoroughfare Plan, so a minimum of 120 feet of right of way or 60 feet from centerline is required. 90 feet or more right of way north of centerline is presently depicted. No additional right of way dedication is required in conjunction with this rezoning.
4. A minimum of one (1) internal vehicular connections to property to the east/west of the site shall be provided. A vehicular connection shall mean driveway pavement extended to the east/west property line of owner's site, which may be connected to adjacent property to the east/west if adjacent property to the east/west at the location of the proposed vehicular connection is owned or controlled by owner. If the adjacent property to the east/west of the proposed vehicular connection is not owned or controlled by owner and the property owner to the east/west refuses vehicular connection, owner shall have no further responsibility to provide a connection other than to build an improved surface to the property line for future vehicular connection. A connection will be provided to the property line once a cross access easement has been agreed upon and in the event an agreement cannot be reached; the owner shall have no further responsibility. Proposed vehicular access points are noted on the Site Plan, but the proposed locations for vehicular connections indicated are not specifically binding and are subject to change.
5. A public sidewalk with a minimum width of ten (10) feet shall be provided along East Broad Street in the East Broad Street right of way. It is understood the owner will install the sidewalk at owner's expense within the right of way and the city will control maintenance and liability.
6. A minimum of one (1) internal pedestrian connection to property to the north of the site shall be provided. If the adjacent property to the north of the proposed pedestrian connection is not owned or controlled by owner and the property owner to the north refuses pedestrian connection, owner shall have no further responsibility to provide a connection other than to build an improved surface to the property line for future pedestrian connection
7. The following specific road improvements shall be required:
 - a. At the intersection of East Broad Street and the subject site, the following intersection improvements shall be the responsibility of the developer. The improvements depicted below are based on an approved traffic study and subject to change based on City review:
 - i. A new signalized intersection on East Broad Street to support the subject development.
 - ii. A westbound right turn lane on East Broad Street of 420 feet of storage/deceleration plus an appropriate taper.
 - iii. An eastbound left turn of 275 feet to serve traffic turning into the subject site. Additionally, a westbound left turn lane of 75 feet into the Strader's drive will be provided. A 60-foot taper would separate the two turn lanes.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. A twenty (20) foot wide landscaping strip shall be provided along the north property line, as depicted on the Site Plan adjacent to residential zoning. Buffering within the 20-foot landscaping strip shall be limited to landscaping and may also include fencing.
2. A ten (10) foot wide landscaping strip shall be provided along the west property line, as depicted on the Site Plan. Buffering within the 10-foot landscaping strip shall be limited to landscaping.
3. A street tree row shall be established along East Broad Street. The street tree row shall require trees at the minimum rate of one (1) tree for every 50 feet of lineal frontage. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester. The trees shall be planted in the right of way,

subject to approval of the City Forester and Public Service Department, or otherwise shall be planted adjacent to the right-of-way.

4. Enhanced pedestrian connectivity to the two (2) outlots, also known as Parcels 1 and 3, shall be located generally as depicted on the site plan.
5. Evergreen trees shall be provided along the north property line at approximately 50' on center, as depicted on the Site Plan.
6. Mature trees will attempt to be preserved as generally depicted on the Site Plan subject to final grading, utilities and overall health of the existing tree.

D. Building Design and/or Interior-Exterior Treatment Commitments.

Buildings shall be subject to the following building design standards:

1. The buildings shall have the same quality and level of finish on at least three (3) of the four (4) exterior sides of the building(s), meaning a consistent level of detailing and finish on all three (3) sides. The three (3) sides are defined as the sides facing south, west, and east which also shall be defined as primary surfaces.
2. The buildings shall have a front elevation oriented to East Broad Street and have clearly demarcated entries facing East Broad Street. For buildings adjacent to East Broad Street, an additional entrance may be provided along the side elevations facing the parking or a corner entry may be utilized.
3. Primary surfaces over 20 feet high or over 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.
4. Primary surface design shall incorporate patterns and materials that provide visual interest, which may be accomplished through the use of changes in color, materials, or relief, such as the inclusion of beltlines, pilasters, recesses and popouts (offsetting planes).

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

A graphics plan shall be submitted to the Columbus Graphics Commission.

G. Modifications.

1. 3312.25, Maneuvering, to permit parking spaces to have maneuvering area divided by a property line, while total code required maneuvering area shall comply and applicable easements(s) shall be provided.
2. 3312.09, Aisle, to permit an aisle to be divided by a property line, while total code required aisle width shall comply and applicable easements(s) shall be provided.
3. 3312.21(B), Landscaping and Screening, to permit the eastern property line, as shown on the Site Plan, without parking lot screening. This is a result of potential future development to the east.
4. 3312.29, Parking space, to permit parking spaces to be divided by a property line, while total code required dimensions of a parking space shall comply and applicable easements(s) shall be provided.

5. 3312.49, Minimum Number of Parking Spaces Required, which Section establishes various minimum (2) or more parcels in the future said parcels resulting from lot split(s) shall not be individually required to comply with code required off-street parking within each split parcel, but the sum of parking within the site shall comply with total code required minimum and maximum parking for all uses. No separate parcel established within the overall site shall be subject to any applicable minimum or maximum parking standards.

H. Other CPD Requirements

1. Natural Environment: The natural environment of the site is generally flat.
2. Existing Land Use: Primarily undeveloped with a few residential structures.
3. Circulation: Primary access to and from the site shall be via East Broad Street.
4. Visual Form of the Environment: East Broad Street is a five (5) lane arterial right of way heavily developed with commercial uses.
5. Visibility: The site is visible from East Broad Street.
6. Proposed Development: Commercial development.
7. Behavior Patterns: Vehicular access from East Broad Street, future internal circulation with adjacent commercial property to the east and west.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

I. Miscellaneous Commitments.

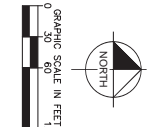
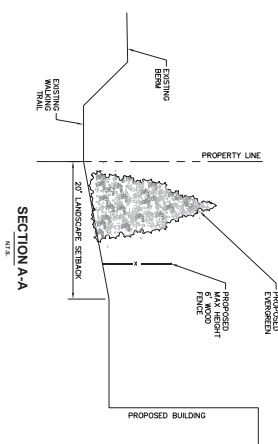
1. Development of the site shall be in accordance with the plan titled "7230 East Broad Street – Development Site Plan", dated and signed 10-20-17 by Justin Muller, Agent. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the drawing shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. The Site will undergo a lot split to divide the property into approximately (3) smaller parcels and three (3) separate tax parcels. The number of parcels is subject to change and will be finalized with the lot split document(s).

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully Submitted,



Justin Muller, Kimley-Horn and Associates, Inc



SIGNATURE: *J. S. Muller*
DATE: OCTOBER 20, 2012
JUSTIN MULLER, AGENT

7230 EAST BROAD STREET
COLUMBUS, OH 43213

SCALE:	AS NOTED
DESIGNED BY:	KHA
DRAWN BY:	KHA
CHECKED BY:	KHA

ORIGINAL ISSUE:
10/20/2017
KHA PROJECT NO.
168539008
SHEET NUMBER
EX 1.0

Priebe, Kelsey R.

Subject: RE: Z17-018 Far East Recommendation

From: Larry Marshall <ldmarshall1965@yahoo.com>

Date: October 23, 2017 at 10:15:32 AM EDT

To: "Shannon L. Pine" <spine@columbus.gov>, Cedar Run <cedarrunbw@gmail.com>

Subject: Fw: Re: Follow up from 7/11 Far East Area Meeting

Shannon,

This is to advise that the FEAC voted on this application 7-11-17.

The vote was 3 for and 8 against.

Objections were traffic and the existence of other food stores in the area. A rough survey was done via "Next Door" and it was thought to be against.

It was left that Mr. Miller was to discuss further the responses from the Next Door Survey